

TEXAS TRANSPORTATION COMMISSION

HARRIS County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the City of Tomball, Harris County, on SH 249, the State of Texas acquired certain land for highway purposes by instruments recorded as Document No. 823552 and Document No. 867482 of the Harris County Clerk's files, in Harris County, Texas.

A portion of the land, which portion is described in Exhibits A and B (the tracts), is no longer needed for a state highway purpose.

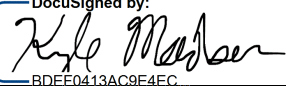
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in real property no longer needed for a state highway purpose to a governmental entity with the authority to condemn the property.

The Lone Star College System is a governmental entity with the authority to condemn the property and has requested to purchase the tracts for \$9,026.

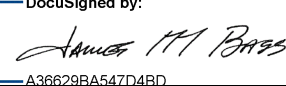
The commission finds \$9,026 to be a fair and reasonable value of the state's right, title, and interest in the tracts.

IT IS THEREFORE ORDERED by the commission that the tracts, described in Exhibits A and B, are no longer needed for a state highway purpose. The commission authorizes the executive director of the department to execute a proper instrument conveying all of the state's right, title, and interest in the tracts to the Lone Star College System for \$9,026; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4FC
Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD
Executive Director

116009 April 29, 2021

Minute	Date
Number	Passed

March, 2019

Exhibit _____

Tract 509A

Page 1 of 4 Pages

County: Harris
Highway: S.H. 249 (Tomball Parkway)
Project Limits: Huffsmith Road to Harris/Montgomery County Line
RCSJ: 0720-03-076

PROPERTY DESCRIPTION FOR TRACT 509A

Being 0.1246 acre (5,427 square feet) tract of land also known as tract 509A, out of the Joseph House Survey, A-34, City of Tomball, Harris County, Texas, and being out of that certain called 0.6437 acre tract described in deed to the State of Texas, as recorded under Harris County Clerk's File No. (HCCF#) R867482 with a file date of 04/09/96 and being more particularly described by metes and bounds as follows:

COMMENCING at a found axle in the south line of Lone Star College (Tomball Campus), f/k/a, North Harris County College, a called 134.0583 acre tract as recorded HCCF# J785359 with a file date of 11/16/84 which was then platted under the name of Harris County College Tomball Campus as a called 138.0538 acre tract as recorded under Film Code No. (FC#) 347146 of Harris County Clerk Map Records (HCMR) with a file date of 2/21/91, also being in the south line of Restricted Reserve 'B' a called 15.2967 acre reserve of said recorded plat;

THENCE, North 87°33'16" East, along the said south line of Lone Star College, a distance of 147.54 feet to a point;

THENCE, North 87°47'37" East, continue along said south line of Lone Star College, a distance of 167.87 feet to a corner from which a found disturbed 5/8 inch iron rod with TxDOT cap bears N37°24'25"W – 0.40' for a corner in the existing west right-of-way Tomball Parkway, State Highway 249 (varying width) being the northwest corner of a State of Texas, TxDOT called 0.2761 acre Parcel 513 – S.H. 249 as recorded under HCCF# S037323 with a file date of 07/26/96;

THENCE, South 19°01'29" East, along said existing west right-of-way line of S.H. 249, a distance of 561.08 feet to a 5/8 inch iron rod with 'Amani' cap set for the south westerly corner of a called 0.7096 acre Texas Department of Transportation tract, Tomball Parkway, as recorded under Harris County Clerk's File No. (HCCF#) R823552 with a file date of 03/11/96 and the northwesterly corner of a called 0.6437 acre Texas Department of Transportation tract, Tomball Parkway, as recorded under Harris County Clerk's File No. (HCCF#) R867482 with a file date of 04/09/96 and being the **POINT OF BEGINNING** of the herein described tract, having surface coordinates of X=3,030,801.35 and Y=13,965,616.38;

- 1.) **THENCE**, North 87°02'00" East, along the common line of said called 0.6437 acre State of Texas, Texas Department of Transportation tract and said called 0.7096 acre State of Texas Department of Transportation tract a distance of 66.60 feet to a cut "X" set in concrete for the northeast corner of herein described tract;

March, 2019

Exhibit _____

Tract 509A

Page 2 of 4 Pages

- 2.) **THENCE**, South 19°01'29" East, along the proposed west right-of-way line of SH 249 and crossing the south entrance of Lone Star College, a distance of 75.58 feet to a 5/8 inch iron rod capped 'Amani' set for the southeast corner of the herein described tract;
- 3.) **THENCE**, South 70°58'30" West, along the proposed west right-of-way line of SH 249, a distance of 64.00 feet to a 5/8 inch iron rod capped 'Amani' set in the said west existing right-of-way line of S.H. 249 for the southwest corner of the herein described tract;
- 4.) **THENCE**, North 19°01' 29" West, continuing along said existing west right-of-way line of SH 249 crossing said entrance, a distance of 94.00 feet to the **POINT OF BEGINNING** and containing 0.1246 acre (5,427 square feet) of land.

NOTE: Existing and remaining area shown are approximate. Horizontal control for this project is referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment. All coordinates herein are surface and in U.S. survey feet and may be converted to grid by multiplying by the combined scale factor of 0.99994815.

Access will be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

I, William H. Reimer, III, Registered Professional Land Surveyor No. 4044, in the State of Texas, do hereby certify that the above field notes correctly reflect an actual survey made under my supervision and the limits, boundaries and corners are truly shown just as found at the time of the survey.

Surveyed September, 2018

GIVEN UNDER MY HAND AND SEAL THIS THE 8th DAY OF MARCH, 2018.

William H. Reimer III 03-08-19

William H. Reimer, III

R.P.L.S. No. 4044

Amani Engineering, Inc.

8303 Southwest Freeway Ste. 600

Houston, Texas 77074

Tel 713-270-5700

TBPLS Firm No. 10028200



EXISTING ACRES	TAKING ACRES/(S.F.)	REMAINING ACRES
CALLED 0.6437	0.1246/(5427)	0.5191 LT

PARENT TRACT
N.T.S.

NOTES P.O.C. TRACT 509A & 509B
FND. AXLE

1.) EXISTING AND REMAINING AREA SHOWN ARE APPROXIMATE. HORIZONTAL CONTROL FOR THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL COORDINATES HEREIN ARE SURFACE AND IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994815.

2.) THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

LEGEND

- P.O.B. — POINT OF BEGINNING
P.O.C. — POINT OF COMMENCEMENT
R.O.W. — RIGHT OF WAY
HCCF# — HARRIS COUNTY CLERK'S FILE NO.
○ SET 5/8 INCH IRON ROD CAPPED
'AMANI' UNLESS INDICATED
OTHERWISE
— P — PROPERTY LINE
— EXISTING R.O.W. LINE
— TRACT LINE

P.O.B.
TRACT 509A & TRACT 509B
X=3,030,801.35'
Y=13,965,616.38'

TOMBALL PARKWAY
STATE HIGHWAY 249

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED SEPTEMBER 2018.

William H. Reimer III 03-08-19
WILLIAM H. REIMER, III DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044
AMANI ENGINEERING, INC.
8303 SOUTHWEST FREEWAY, SUITE 600
HOUSTON, TEXAS 77074



AMANI ENGINEERING, INC.

8313 SOUTHWEST FREEWAY SUITE 350 HOUSTON, TX. 77074
Tel (713) 270-5700 Fax (713) 271-3487 TBPE REG NO: F-4528
SURVEYED BY: AMANI ENGINEERING, INC. SURVEY FIRM #10028200

PARCEL PLAT
SHOWING

TRACT 509A

HIGHWAY 249

HARRIS COUNTY

R.C.S.J. 0720-03-076

N.T.S. 0' MARCH 2019

SHEET 3 OF 4

March, 2019

Exhibit _____

Tract 509B

Page 1 of 4 Pages

County: Harris
Highway: S.H. 249 (Tomball Parkway)
Project Limits: Huffsmith Road to Harris/Montgomery County Line
RCSJ: 0720-03-076

PROPERTY DESCRIPTION FOR TRACT 509B

Being 0.0135 acre (590 square feet) parcel of land also known as tract 509B, out of the Joseph House Survey, A-34, City of Tomball, Harris County, Texas, and being out of that certain called 0.7096 acre tract described in deed to the State of Texas, as recorded under Harris County Clerk's File No. (HCCF#) R23552 with a file date of 03/11/96 and being more particularly described by metes and bounds as follows:

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THENCE, North 87°33'16" East, along the said south line of Lone Star College, a distance of 147.54 feet to a point;

THENCE, North 87°47'37" East, continue along said south line of Lone Star College, a distance of 167.87 feet to a corner from which a found disturbed 5/8 inch iron rod with TxDOT cap bears N37°24'25"W – 0.40' for a corner in the existing west right-of-way Tomball Parkway, State Highway 249 (varying width) being the northwest corner of a State of Texas, TxDOT called 0.2761 acre Parcel 513 – S.H. 249 as recorded under HCCF# S037323 with a file date of 07/26/96;

THENCE, South 19°01'29" East, along said existing west right-of-way line of S.H. 249, a distance of 561.08 feet to a 5/8 inch iron rod with 'Amani' cap set for the northwesterly corner of a called 0.6437 acre Texas Department of Transportation tract, Tomball Parkway, as recorded under Harris County Clerk's File No. (HCCF#) R867482 with a file date of 04/09/96, and the southwesterly corner of a called 0.7096 acre Texas Department of Transportation tract, Tomball Parkway, as recorded under Harris County Clerk's File No. (HCCF#) R823552 with a file date of 03/11/96 and being the **POINT OF BEGINNING** of the herein described tract, having surface coordinates of X=3,030,801.35 and Y=13,965,616.38;

- 1.) **THENCE**, North 70°58'32" East, along the proposed right-of-way line of SH 249, a distance of 64.00 feet to a 5/8 inch iron rod capped 'Amani' set for the northeast corner of the herein described tract;
- 2.) **THENCE**, South 19°01'29" East, along the proposed right-of-way line of SH 249, a distance of 18.42 feet to a cut "X" set in concrete in the common line of said called .7096 acre tract and said called 0.6437 acre tract for the southeast corner of the herein described tract;

- 3.) **THENCE**, South 87°02'00" West, along the common line of said called 0.6437 acre State of Texas, Texas Department of Transportation tract and said called 0.7096 acre State of Texas Department of Transportation tract, a distance of 66.60 feet to the **POINT OF BEGINNING** and containing 0.0135 acre (590 square feet) parcel of land.

NOTE: Existing and remaining area shown are approximate. Horizontal control for this project is referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), 2011 Adjustment. All coordinates herein are surface and in U.S. survey feet and may be converted to grid by multiplying by the combined scale factor of 0.99994815.

Access will be permitted to the remainder property abutting the highway facility.

A parcel plat of even date accompanies this property description.

I, William H. Reimer, III, Registered Professional Land Surveyor No. 4044, in the State of Texas, do hereby certify that the above field notes correctly reflect an actual survey made under my supervision and the limits, boundaries and corners are truly shown just as found at the time of the survey.

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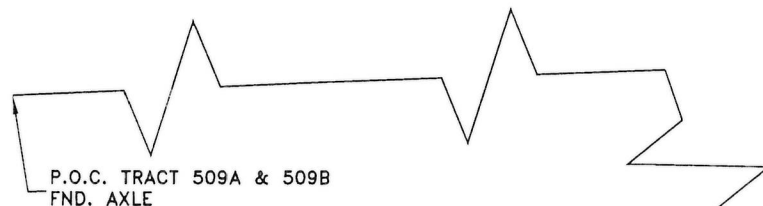
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William H. Reimer III 03-08-19

William H. Reimer, III
R.P.L.S. No. 4044
Amani Engineering, Inc.
8303 Southwest Freeway Ste. 600
Houston, Texas 77074
Tel 713-270-5700
TBPLS Firm No. 10028200



EXISTING ACRES	TAKING ACRES/(S.F.)	REMAINING ACRES
CALLED 0.7096	0.0135/(590)	0.6961 LT



NOTES

1.) EXISTING AND REMAINING AREA SHOWN ARE APPROXIMATE. HORIZONTAL CONTROL FOR THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL COORDINATES HEREIN ARE SURFACE AND IN U.S. SURVEY FEET AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99994815.

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HCCF# — HARRIS COUNTY CLERK'S FILE NO.
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— P — PROPERTY LINE
— EXISTING R.O.W. LINE
— TRACT LINE

P.O.B.
TRACT 509A & TRACT 509B
X=3,030,801.35'
Y=13,965,616.38'

TOMBALL PARKWAY
STATE HIGHWAY 249
(Varying Width ROW)

PARENT TRACT
N.T.S.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THE FIELD WORK WAS COMPLETED SEPTEMBER 2018.

William H. Reimer III 03-08-19
WILLIAM H. REIMER, III DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4044
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8303 SOUTHWEST FREEWAY, SUITE 600
HOUSTON, TEXAS 77074



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8313 SOUTH WEST FREEWAY, SUITE 600 HOUSTON, TX 77074
Tel: (713) 270-8700 Fax: (713) 271-3487 BOLD REG NO: E-4528

SURVEYED BY: AMANI ENGINEERING, INC. SURVEY FIRM #1028200

PARCEL PLAT
SHOWING
TRACT 509B

HIGHWAY 249 HARRIS COUNTY

R.C.S.J. 0720-03-076

N.T.S. 0' MARCH 2019

SHEET 3 OF 4

